

## **Minutes of the Parish Council meeting held on 8<sup>th</sup> January at 7.30pm at Hadnall Village Hall**

### **24/001 REGISTER OF ATTENDANCE and APOLOGIES FOR ABSENCE**

**Present:** Cllrs John Harrison (Chair), Sarah Parker (Vice Chair), Neil Duxbury, Andrew Marston, Andy Brisbourne (arrived at 8:30pm), Laura Tarburton, Harmesh Jassel.

**Apologies:** Clerk Alison Utting, SC Cllr Simon Jones

**Also present:** Four members of the public, one individual left after the public consultation period.

**Not present, no apologies received:** Cllr Nigel Clifford.

### **24/002 PUBLIC PARTICIPATION SESSION**

The chair informed all present that the public consultation session was to begin. He mentioned that one item to be brought during the public consultation was from a resident from Church Lane present at the meeting. The chair and the resident had met in October 2023 and shared some e-mails which have been shared with all councillors to prepare them for discussion this evening.

- a) A member of the public raised concerns that the property to the rear of the Village Hall was being advertised on Rightmove with an implication via photographs that there was access available to the property via the gate behind the Village Hall which is not the case. The resident has spoken with Sansaw who will be contacting the selling agents to inform them that the property does not have access to the units via the gate to the rear of the Village Hall. It is not believed that there is an easement on the piece of land.
- b) An update was provided by a member of the public regarding the trailer that has been left on the Village Hall car park. The trailer was moved before Christmas but regrettably reappeared full of timber. The owner has not removed it as yet and some representatives from the Village Hall will ask the owner to move it.
- c) A member of the public had been considering the previous discussions relating to the provision of a bus stop for children travelling to and from school. The member of the public questioned whether it was definitely required. The chair

pointed out that the item was just a discussion being explored by the council at this point and it had not been brought forward as a proposal.

- d) The member of the public from Church Lane (mentioned in introduction) voiced his concerns about alleged heavy manufacturing taking place at Old Station Yard. The resident had shared recordings of noise generated from the site as well as concerns relating to the site allegedly being used under a B2 classification (General Industry) for concrete manufacturing whilst it only holds B1 (Office/Research and Development/Light Industry) permissions and has previously been used for small industrial units.

The resident also shared that more sheds had been erected recently without planning permission and there is no shrubbery protecting neighbouring properties from the noise and aesthetics of the site. He went on to say that the company utilising the site is presently under investigation and planning enforcement are involved.

The resident was keen to point out that he was not being critical of the parish council but the support of the parish council in a previous planning application for the erection of a silo two years ago was unhelpful to the cause. The resident wanted to know if he had the support of the parish council and where the parish council stood in what is a distressing situation for him.

The chair clarified that no correspondence had been given to the parish council relating to the extra buildings that had been erected on the site, he also clarified that the planning sub-committee had attended the site and at the time the site was only lightly engaged in manufacturing concrete fence posts. The only change was the erection of the silo which would not make the site B2. However, further changes appeared to have taken place since that which have made the situation very difficult.

SP said that she was part of the planning committee at the time of the application for the silo. A site visit had been carried out and from memory, some of the reasons the parish council supported the planning application was that the silo was intended to improve the health and safety of the workforce and provide a cleaner, safer and overall better work environment. The resident was keen again to mention that this was not a criticism of the parish council and he was interested in how it might move forward.

AM also clarified that the parish council had to make a decision based on the information that was put to them at the time and parish councillors on the planning sub-committee look to the planning officers to guide them in the intricacies of planning regulations, he pointed out that the site would not have to be B2 to have a silo, using the examples of sites like farms.

The resident reiterated that he would like to know how the parish council would respond to any potential future planning applications to change the use of the property from B1 to B2. SP said that she would like to see the paperwork first before committing to an opinion. The chair said that the initial planning application relating to the silo was a change of process, however, if a change of use application was to come to the parish council this would be something completely different and the site should remain appropriate to a residential area. The chair said it sounds like the changes have been much more than a silo being installed by the information provided by the resident and if this is the case, with extra buildings being erected and a change of use on the site then the current situation with enforcement would be the best course of action. However, if a change of use application did come through the best course of action may be a public meeting.

The resident asked again if the parish council would support a change of use application and various councillors mentioned that it would depend on what was on the application and the detail on the time. The chair said he would not personally support B2 in that area but that would be a personal view based on the information available now, that information may change. The chair also said, and was supported by other councillors, that he was sympathetic as to the situation of the resident.

The resident asked that if the parish council heard anything relating to the enforcement action or future planning applications on the site that he could be informed of them as the tracking tool online is not fool proof. Some general discussion took place as to how the landscape of the area had changed and how B2 had no place in a residential area. The chair reiterated that there was a lot of water to go under the bridge but this would be an important planning matter and probably important to a lot of residents so a public meeting should be considered should it be necessary in the future.

The resident thanked everyone for their time and left the meeting.

- e) A resident asked if anything had moved forward with the MUGA. The chair explained that nothing had moved forward, mainly because the decision is whether the MUGA is built on the Ease as the only place available which could cause public outcry and would have to go through planning. The resident said she had no sympathy with that as she had opposed the housing considerably during consultation periods. Alternatively, the MUGA could be placed when the new development happens but there are consistent delays with this.

The resident said she thought the MUGA would be better in the centre of the village where young people can be kept an eye on and had access to the shop. Also, she pointed out that she had been picking up litter in the area left by

groups of children and if the MUGA was in the centre of the village this could continue.

Another resident asked how much of the Ease would be taken over by the MUGA and HJ said there would be a couple of metres all the way around, the resident asked if the memorial garden aspects of the Ease could be re-sited (rose trees) to a small area of the Ease to help to alleviate any objections.

#### **24/003 DECLARATIONS OF INTEREST**

None

#### **24/004 MINUTES**

It was agreed that the Chairman should sign the minutes of the Parish Council meeting held on 13<sup>th</sup> November 2023 as a true and correct record. Proposed by ND. Seconded by HJ. All 5 councillors present at that meeting voted in favour.

#### **24/005 PROGRESS REPORT**

##### **a) New Picnic Benches**

The new picnic benches are in place and completed. The Sew and Sews have kindly donated £600 which has been received in cash for one of the picnic benches.

##### **b) Fencing at the Ease**

Joe Brown has not been in a position to repair due to poor weather. The Chairman has spoken with him this week and he soon will be attending to repair, as soon as weather allows.

ND asked if the footpath had been repaired near the church. The Chairman said that the contractors had invited him to see their work. They have repaired the footpath that they have driven over as best they can and the Chair has thanked them on the parish council's behalf. A member of the public mentioned that one part had not been fixed near the Ease and the Chair informed them that it was too difficult to do.

#### **24/005 ANY OTHER REPORTS**

a) **Shropshire Council** – Cllr Simon Jones was not in attendance.

b) **Village Hall** – The Chair of the VHC stated everything is going very well, there may be a few changes in the New Year but nevertheless everything is going well and bookings are up. A member of the public stated that more members would be required on the VHC.

- c) **Police** - Not in attendance.
- d) **Community Led Plan** – An e-mail had been received from James Ragonesi, a freelance architectural designer with roots in Hadnall who has offered to explore the possibility of creating a neighbourhood plan for the Parish Council following the CLP published in 2017. The Chair stated that lots of work had been done on this matter but there was still plenty to do. It was agreed that associated costs and potential benefits should be explored further. Last time this was explored, costs were in the region of £30,000 and it took 2-3 years to complete with few benefits. It was agreed that it would be explored again. The Chair pointed out that five plans had been completed to date in Shropshire so it may also be worth approaching these councils to see what benefits they have felt.

**24/006 - PLANNING**

No planning applications were received in advance of this meeting.

**24/007 - FINANCE**

(a) Council approved the payments and noted receipts for December and January. SP pointed out that there was not a figure in the West Mercia Energy box for January 2024, the Chair clarified that this was because a new direct debit has been set up and as it is a new direct debit we will not know what the final bill will be until that has been taken. Proposed ND. Seconded HJ. All in favour.

**Authorised Payments - December 2023**

<b>PAYEE</b>	<b>AMOUNT</b>	<b>DETAILS</b>	<b>PAYMENT METHOD</b>
Unity Trust Bank	£18.00	Banking charges	S/O
Alison Utting	£300.00	Salary (November)	S/O
CCLA	£7000.00	<i>Transferred to investment account</i>	BACS

### Authorised Payments - January 2024

PAYEE	AMOUNT	DETAILS	PAYMENT METHOD
Alison Utting	£300.00 £48.00	Salary (Dec) Salary adjustment (Nov & Dec)	S/O BACS
Hadnall PCC	£96.19	Floodlighting (4th quarter)	BACS
KS Landscapes	£550.00	Grounds maintenance (4th quarter)	BACS
West Mercia Energy	£	Electricity for street lighting	D/D

### Receipts –

(b) . It was noted that there was also £600 cash to be paid in the Unity account but in the absence of the Clerk this was being securely held by the Chair. It was noted by the Parish Council that in the absence of the clerk no accounts and bank reconciliation were available to the meeting. A forecast has been circulated. This will be deferred until March 2023.

(c) The budget and precept for 2024-25 draft had been previously circulated, this would create a need of £15,233 for the upcoming year.

The Chair provided rough estimations that every £100 increase to the budget translated to a 26p increase to Band D council tax for parishioners. The Chair explained that last years budget was £14,631, however, to create a 0% precept for the coming year the budget would need to be £14,828 (due to a 1.55% increase in council tax revenue from new properties and properties being re-banded).

The increase in the budget to £15,233 would be an annual increase of roughly £400-£500 which would translate to around £1.20 per annum (an increase on the Parish Council portion of council tax of 3-4%) on a Band D category property.

Some discussion followed, AM asked that the columns on the budget sheet were condensed to, for example, create a single 'maintenance' section instead of breaking it down into different types of maintenance. AM stated that it would then be easier to see that if the parish council invested in something new (e.g. the bus stop that was briefly discussed), there would be a direct impact on the maintenance budget increasing, AM

considered it important to clearly show that the maintenance figure represented the status quo and any new items would directly affect it, this was agreed.

The Chair asked AM if he was happy with the mowing budget, last year the budget was £2,700 but the quotation for this year was £2,420. AM asked that the difference of £280 remained in the broader maintenance budget as a buffer.

SP had asked if the training budget could be reduced and it was agreed that this would be reduced to £300 with the saving of £200 being moved to maintenance. SP and AM had some discussion relating to tree maintenance and it was agreed that the buffer from training and mowing would be useful here. SP is to contact Contractors to assess the trees, the Chair suggested a 3-5 year plan would be ideal to shape maintenance budgets moving forward, AM said that whilst this was a good starting point, freak incidents and weather could blow this out of the water, hence the need for a buffer. The Chair explained that this had moved money around with no further addition to the new budget of £15,233.

LT asked Councillors if they were happy with the RoSPA report that had been circulated and whether any budget needed to be allocated to repairs on the play area. The Chair explained that some discussion had been had in September 2023 relating to an earlier report and it was decided that no immediate reaction was required, however, It was agreed that a long term maintenance plan may be something to consider for this area moving forward.

The Chair asked if there were any further comments, if not he would move to a Proposer and Secunder. Proposed by SP. Seconded by ND. All in favour. The precept will be submitted to Shropshire Council at £15,233.

## **24/008 CORRESPONDENCE**

The Chair had forwarded all Correspondence to Councillors, to note:

- a) RoSPA Report,
- b) Correspondence from resident, item 24/002/d,
- c) Correspondence from James Ragonesi, item 24/005/d,
- d) Helen Trotman from the PTA at Hadnall School had e-mailed looking for an update regarding the CLP, she can now be replied to in line with item 24/005/d,
- e) The Chair explained for the benefit of the public that Shropshire Council are running a consultation on their budget for 2024-25 and they are asking for people to take an online survey lasting for 20 minutes should anyone wish to be involved,

- f) An e-mail relating to cutting costs and tackling climate change had been circulated.

**24/009 PROVISION of Shelter for children waiting for the school bus**

ND is waiting for some more prices to come through before presenting a report to the parish council. Item to be deferred to March 2024.

**24/010 TRAINING**

A list of training opportunities had been circulated. The Chair encouraged everyone to pick any items that they feel might be useful to them and they would be booked on. The Chair explained that the training relating to being a Chair was very good should anyone wish to consider this role moving forward.

The meeting closed at 8:33pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Next meeting – Monday 11<sup>th</sup> March.**

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